



Elmendorf AFB Privatized Housing



Scope



- **Build 420 new units**
- **Renovate 200 units**
- **Convey 208 units “as is”**
- **Demolish 176 units**
- **Total long-term project of 828 units**



Timelines



- **Awarded 15 Mar 01, construction began 16 Mar 01**
- **Build 420 new units - 120 units on-line Nov 01, 252 units on-line Oct 02, 48 units on-line Sep 03**
- **Renovate 200 units - complete Nov 02**
- **Demolish 176 units - complete Oct 02**



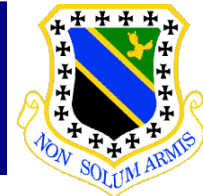
Our Team



- **Who we are**
 - **Aurora Military Housing LLC**
 - **JL Properties**
 - **Hunt Building Corp**
 - **Local partners**
 - **Developer on-site team members**
 - **Government on-site team members**



Lessons Learned - Closing



- **Very complicated!!!!!!!!!!!!**
- **Diverse Groups - unanticipated!**
- **Lessons**
 - **Single point for both Developer and Government**
 - **Local base participation - CRITICAL!**
 - **Start early**
 - **Don't underestimate complexity and number of issues**
 - **Partnership and flexibility**



Post Closing - Now What?



- **Preparing for success**
 - **Communication with the residents**
 - **Existing base MFH maintenance contractor**
 - **Meeting ALL of the base agencies**
- **Come out of the gate strong!**
- **Recognize that closing is the start of the 50-year issue-resolution process**



Requirements for Long-term Success



- **Accountability for success**
- **Create flexible organizations designed to build a long-term partnership**
- **Active base leadership support**
- **What should the government do to help the Developer make this a success?**



Building Quality Housing For Today and the Future

